

PREPARED BY AND RETURN TO:  
Andrea S. Bienstock, Esq.  
100 Peabody Place, Suite 1400  
Memphis, TN 38103  
(901) 260-7246

BK 0350 PG 0173

STATE MS.-DE SOTO CO.

QUITCLAIM DEED

APR 6 10 21 AM '99

BICO ASSOCIATES,

BK 350 PG 173  
W.F. DAVID CH. CLK. GRANTOR

TO

METRO INVESTMENT COMPANY,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BICO Associates, a Tennessee limited partnership, hereinafter referred to as "Grantor", does hereby sell, convey, and quitclaim all its right, title and interest unto Metro Investment Company, a Tennessee general partnership, hereinafter referred to as "Grantee", the land lying and being situated in the City of Olive Branch, Desoto County, Mississippi, more particularly described as follows, to-wit:

**Parcel 1:**

Beginning at the southwest corner of Section 13, Township 1 South, Range 6 West, Desoto County, Mississippi, said point being in the center of Hacks Cross Road; thence run South 89° 41' East along the south line of Section 13, a distance of 1740.65 feet to the east line of Replat Section "A", Holiday Industrial Park (Plat Book 14, Pages 11-15); thence run North 0° 17' 22.9" East along said east line 26.25 feet to a point, said point being the true point of beginning for the herein described property; thence run North 0° 17' 22.9" East along said east line 300.0 feet to an angle point; thence run North 08° 48' 01.1" West along said east line 347.70 feet to a corner of said Subdivision; thence run South 89° 41' East 308.50 feet to a point; thence run North 81° 47' East 133.10 feet to a point; thence run North 08° 48' 01.1" West 476.11 feet to a point in the Tennessee-Mississippi accepted State Line; thence run South 89° 41' East along said line 1334.07 feet to a point; thence run South 09° 22' 54" West 843.69 feet to a point; thence run South 0° 17' 22.9" West 300.0 feet to a point; thence run North 89° 41' West along the north line of the Airport property 1510.73 feet to the point of beginning, containing 1,607,150.30 square feet or 36.895 acres, subject to: and being situated in the Southeast quarter and Southwest quarter.

1. Railroad drainage and utility easements as platted on replat of Section "A", Holiday Industrial Park, per plat recorded in Plat Book 14, Page 11-15, Chancery Clerk's Office, Desoto County, Mississippi,

2. Easement agreement from Holiday Inns, Inc., to Central States Investment Co., Inc., dated August 1, 1978, recorded in Book 140, Page 482, Land Deed Records, Desoto County, Mississippi,

3. Avigation easement from Holiday Inns, Inc. to Flight Transportation Corporation recorded in Book 150, Page 415, Chancery Clerk's Office, Desoto County, Mississippi,

4. Easement for railroad purposes from Holiday Inns, Inc. to St. Louis - San Francisco Railroad dated November 1, 1976, recorded in Book 120, Page 451, Land Deed Records, Desoto County, Mississippi.

**Parcel 2:**

Lot 15, Phase I, Section "B", Holiday Industrial Park, situated in Section 23, Township 1 South, Range 6 West, Desoto County, Mississippi, shown on plat of record in Plat Book 15, Pages 9-14, in the Chancery Court Clerk's Office, Desoto County, Mississippi.

Beginning at the southeast corner of Section 23, Township 1 South, Range 6 West, Desoto County, Mississippi (centerline of Hacks Cross Road) and thence

run North 0° 19' East along the east line of Section 23 (centerline of Hacks Cross Road) 2872.26 feet to the centerline of Burlington Northern (Frisco) Lead Track "A"; thence run North 89° 27' 50" West along said centerline (same being the south line of said Phase 1, Section "B") a distance of 3340.0 feet to the southwest corner of Lot 14, being the Subdivision corner; thence run North 44° 27' 53" West along the southwest line of said Lot 14 and Subdivision 668.50 feet to a point in the northwest line of Marina Drive as platted (not dedicated), said point being the southwest corner of Lot 15 and being the true point of beginning; thence continue North 44° 27' 53" West along the southwest line of Lot 15 and Subdivision 1110.49 to the northwest corner of Lot 15 and Subdivision; thence run South 89° 15' 52" East along the north line of Lot 15 and Subdivision 1194.45 feet to the northeast corner of Lot 15 and Subdivision; thence run South 0° 08' 55" West along the east line of Lot 15 and Subdivision 603.26 feet to the north line of Marina Drive; thence run southwestwardly along the north line of Marina Drive as dedicated and platted, along a curve to the left having a 640 foot radius, 459.73 feet to the point of beginning, containing 580,006.5 square feet or 13.315 acres.

**Parcel 3:**

Lot 14, Phase 1, Section "B", Holiday Industrial Park, situated in Section 23, Township 1 South, Range 6 West, Desoto County, Mississippi, shown on plat of record in Plat Book 15, Pages 9-14, in the Chancery Court Clerk's Office, Desoto County, Mississippi.

Beginning at the southeast corner of said Section 23 and Hacks Cross Road and thence run North 0° 19' East along the east line of Section 23 (center of Hacks Cross Road) 2872.26 feet to a point in the centerline of the Burlington Northern (Frisco) Railroad Lead Track "A"; thence run North 89° 27' 50" West along said centerline (being the south line of said Phase 1, Section "B") 3180.0 feet to the west line of Lot 13, said point being the true point of beginning; thence continue north 89° 27' 50" West along said centerline of Subdivision Line 160.0 feet to the southwest corner of Lot 14, being the Subdivision corner; thence run North 44° 27' 53" West along the southwest line of Lot 14 and Subdivision 588.48 feet to the southeast line of Marina Drive as platted (not dedicated); thence run northeastwardly along said line, along a curve to the right having a 560 foot radius (passing the west end of Marina Drive as dedicated at 38.66 feet) a distance of 427.08 feet to the point of reverse curve; thence run northeastwardly along the southeast line of Marina Drive along a curve to the left having a 640 foot radius, 189.72 feet to the west line of Lot 13; thence run South 0° 18' 57" west along the line dividing Lots 13 and 14 a distance of 599.15 feet to the point of beginning, containing 224,873.7 square feet or 5.162 acres;

Subject to:

Railroad easements to Burlington Northern (Frisco) Railroad for trackage and drainage as per subdivision plat and as per survey plat of Tom King & Son dated December 17, 1981, and as per easements of record for said purposes recorded in Book 150, Page 349, Book 150, Page 342 and Book 110, Page 586, all of record in the Chancery Clerk's Office, Desoto County, Mississippi.

WITNESS signature(s) this 19th day of March, 1999.

BICO ASSOCIATES, a Tennessee limited partnership

By: Jack A. Belz

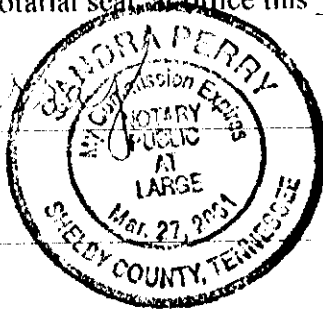
Jack A. Belz, Managing General Partner

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JACK A. BELZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a GENERAL PARTNER of BICO ASSOCIATES the within named bargainor, a Tennessee limited partnership, and that he as such GENERAL PARTNER executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as GENERAL PARTNER.

WITNESS my hand and Notarial seal at office this 19<sup>th</sup> day of MARCH, 1999.

*Sandra Perry*  
Notary Public



My Commission Expires: \_\_\_\_\_

**Grantor's Address:**

BICO Associates  
100 Peabody Place, Suite 1400  
Memphis, Tennessee 38103  
(901) 767-4780

**Grantee's Address:**

Metro Investment Company  
100 Peabody Place, Suite 1400  
Memphis, Tennessee 38103  
(901) 767-4780